

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

5-24026

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/4/2026
STATUS : Pending

DISCOVERY DISTRICT, PLAT 1; DISCOVERY DISTRICT, PLAT 1; ON THE EAST SIDE OF US ROUTE 1 AND SOUTH OF PAINT BRANCH PARKWAY

3841 CAMPUS DRIVE, COLLEGE PARK,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	033 D-3	200 SHEET:	209NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66 - College Park- Berwyn Heights & Vicinity	COUNCILMANIC DISTRICT:	03
4	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I-HYATTSVILLE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))	42.91 Acres
Total:	42.91 Acres

Planning Board		
Hearing Date	Decision	Notes
03/12/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		42.91
	M-U-I (MIXED USE INFILL)	42.91

APPLICANT
 BRANDYWINE MD DISCOVERY DISTRICT, LLC

AGENT

PROPERTY OWNER
 UNIVERSITY OF MARYLAND

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

DET-2024-010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/24/2025
STATUS : Approved
APPROVED DATE: 03/05/2026

ENCLAVE AT BRANDYWINE, PHASE 2; DEVELOPMENT OF 36 SINGLE-FAMILY ATTACHED DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE.; ON THE WEST SIDE OF GENERAL LAFAYETTE BOULEVARD, APPROXIMATELY 850 FEET SOUTHWEST OF ITS INTERSECTION WITH CHADDS FORD DRIVE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

15841 GENERAL LAFAYETTE BOULEVARD, BRANDYWINE, 20613

36	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	154-E4	200 SHEET:	220SE06, 220SE07
0	OUTLOTS	36	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
6	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: BOARD LEVEL

ZONING:	
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	5.44 Acres
Total:	5.44 Acres

Planning Board		
Hearing Date	Decision	Notes
02/12/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-T (TOWNHOUSE)	5.44
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		5.44

APPLICANT
 SH BRANDYWINE LLC

AGENT

PROPERTY OWNER
 SH BRANDYWINE LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

DSP-2025-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Approved
APPROVED DATE: 03/05/2026

HYDE LANDING; INFRASTRUCTURE IMPROVEMENTS INCLUDING PUBLIC STREETS, WATER, SEWER, STORMDRAIN, AND STORMWATER MANAGEMENT FACILITIES; ON THE NORTHWEST SIDE OF PISCATAWAY ROAD, AT ITS INTERSECTION WITH STEED ROAD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10051 PISCATAWAY ROAD, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	124-E1, 124-D1, 115-D4, 115-E4	200 SHEET:	213SE04, 212SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81B	COUNCILMANIC DISTRICT:	9
14	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
6	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V, VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: INFRASTRUCTURE ONLY

ZONING:	
R-PD/APAO	425.46 Acres
Total:	425.46 Acres

Planning Board		
Hearing Date	Decision	Notes
02/12/2026	Approval with Conditions	

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 HYDE FIELD ACQUISITION LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

DSP-2025-0030

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/6/2026
STATUS : Pending

DASH IN MILL BRANCH; THE ADDITION OF THE CAR WASH & CANOPY & C -STORE SIGNAGE.; 16680 SAINT CHESLEY AVENUE, BOWIE MD

16680 SAINT CHESLEY AVENUE, BOWIE, MD 20716

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-E3	200 SHEET:	205NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

ZONING:	
CGO	3.19 Acres
Total:	3.19 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
BOHLER

AGENT

PROPERTY OWNER
THE WILLS GROUP

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

DSP-24017 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/5/2026 DUNKIN AT SANSBURY CROSSING; DEVELOPMENT OF A 1,282 SQUARE-FOOT EATING AND DRINKING
STATUS : Approved ESTABLISHMENT WITH DRIVE-THROUGH SERVICE.; THE SOUTHEAST SIDE OF RITCHIE-MARLBORO ROAD,
APPROVED DATE: 03/05/2026 APPROXIMATELY 235 FEET EAST OF ITS INTERSECTION WITH SANSBURY ROAD

ZONING ORDINANCE: PRIOR ZONING 1705 RITCHIE MARLBORO RD, UPPER MARLBORO,
 ORDINANCE & SUBDIVISION REGULATIONS

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	74-F4	200 SHEET:	203SE09	
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6	
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2	
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	
			1,282	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: BOARD LEVEL

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	1.35 Acres
Total:	1.35 Acres

Planning Board		
Hearing Date	Decision	Notes
03/05/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	1.347
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		1.347

APPLICANT
 DEKK GROUP LLC

AGENT

PROPERTY OWNER
 PETER HERRING

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

PPS-2025-002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 10/20/2025
STATUS : Approved
APPROVED DATE: 03/05/2026

CORNERSTONE COMMONS; CORNERSTONE COMMONS: 186 LOTS AND 33 PARCELS FOR DEVELOPMENT OF 186 TOWNHOUSE DWELLINGS AND 8,720 SQUARE FEET OF EXISTING COMMUNITY SERVICE USE.; NORTH SIDE OF MD 214 (CENTRAL AVENUE), APPROXIMATELY 800 FEET WEST OF ITS INTERSECTION WITH HILL ROAD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7230 CENTRAL AVENUE, CAPITOL HEIGHTS,

186	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	66-E4, 66-F4	200 SHEET:	201NE07, 201SE07, 201NE06
0	OUTLOTS	186	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	7
33	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR RESIDENTIAL

ZONING:	
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	29.32 Acres
Total:	29.32 Acres

Planning Board		
Hearing Date	Decision	Notes
02/12/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-18C (MULTIFAMILY MEDIUM DENSITY RESIDENTIAL COND)	29.32
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		29.32

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	Preservation of specimen, champion or historic trees

APPLICANT
NVR, INC.

AGENT

PROPERTY OWNER
NEW LIFE WORSHIP CENTER ASSEMBLY OF GOD, INC.

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

PRE-APP-2026-0037

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

LOTTSFORD VISTA CHURCH; LOTTSFORD VISTA CHURCH-CHURCH BUILDING AND RELATED SITE IMPROVEMENTS.; 4100 LOTTSFORS VISTA RD IN BOWIE. APPROX. 200-FT NORTH OF THE LOTTSFORD VISTA RD AND CARIBON ST INTERSECTION.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4100 LOTTSFORD VISTA ROAD, BOWIE, MD 20721

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	53-A2	200 SHEET:	206NE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
RR	2.72 Acres
Total:	2.72 Acres

APPLICANT
 AGBA

AGENT

PROPERTY OWNER
 ALL CHRISTIAN PRACTICAL PRAYING BAND CITY OF GOD CHAPEL

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

PRE-APP-2026-0038

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

THE VILLAGES AT ACCOKEEK; THE APPLICANT PROPOSES A PRELIMINARY PLAN OF SUBDIVISION FOR 94 SINGLE-FAMILY ATTACHED TOWNHOUSE UNITS IN A PLANNED RETIREMENT COMMUNITY, WHICH WILL REQUIRE A SPECIAL EXCEPTION IN ACCORDANCE WITH 27-5402 (YY) OF THE ZONING ORDINANCE.; 400 FT NORTHWEST OF THE INTERSECTION OF PINE DRIVE AND INDIAN HEAD HIGHWAY

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

17216 LIVINGSTON ROAD, ACCOKEEK, MD 20607

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	161-A4, 161-A3	200 SHEET:	222SW02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
RR	23.74 Acres
Total:	23.74 Acres

APPLICANT
 CAPITOL DEVELOPMENT DESIGN INC

AGENT

PROPERTY OWNER
 WORKHORSE RESIDENTIAL, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

SPE-2022-007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/6/2026
STATUS : Pending

GRACEFUL LIFESTYLES AT CAMP SPRINGS; GRACEFUL LIFESTYLES AT CAMP SPRINGS - ASSISTED LIVING FACILITY FOR > 8 ELDERLY OR HANDICAPPED RESIDENTS; LOCATED ON THE WEST SIDE OF TEMPLE HILLS ROAD, APPROX 1300 FEET SOUTH OF ITS INTERSECTION WITH ALLENTOWN ROAD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7407 TEMPLE HILLS ROAD, TEMPLE HILLS,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	106-E3, 106-E2	200 SHEET:	210SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: LEGACY - SPECIAL EXCEPTION

ZONING:	
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	3.89 Acres
Total:	3.89 Acres

Planning Board		
Hearing Date	Decision	Notes
05/07/2026		pending

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	R-80 (ONE FAMILY DETACHED RESIDENTIAL)	3.89

APPLICANT
 GRACEFUL LIFESTYLES AT CAMPSPRINGS, LLC

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 3/1/2026 and 3/8/2026**

WCO-SE-2026-0033

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/5/2026
STATUS : Approved

12614 OLD GUNPOWDER ROAD; ADDITION TO EXISTING SINGLE-FAMILY HOME; 100 FEET NORTH OF ICC ALONG OLD GUNPOWDER ROAD

12614 OLD GUNPOWDER ROAD, BELTSVILLE, MD 20705

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	8-F2, 8-F3	200 SHEET:	217NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	60	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
RR	0.43 Acres
Total:	0.43 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SCOTT HARRIS

AGENT

PROPERTY OWNER
 TWG FAMILY LIVING TRUST

